

# Interim Instructions for Starting a Building Permit Application For a Project Using the 2019 Chicago Construction Codes

# New Construction—Direct Developer Services

# **Background**

In April 2019, the city council adopted an ordinance creating the 2019 Chicago Construction Codes. Unlike the pre-2019 Chicago Building Code, the Chicago Construction Codes are aligned with the widely adopted model building codes (I-Codes) published by the International Code Council, resulting in some significant changes in terminology. The 2019 Chicago Building Code (Title 14B) and 2019 Chicago Building Rehabilitation Code (Title 14R) became optional for most project types on December 1, 2019, and mandatory for all permit applications started on or after August 1, 2020 (with limited exceptions).

The City of Chicago is currently in the process of upgrading its online building permit interface (the Hansen Dynamic Portal). Unfortunately, the new system was not ready to launch at the same time as the new Chicago Construction Codes.

These interim instructions will guide you through the steps needed to begin a building permit application using the Hansen Dynamic Portal, which does not currently reflect the terminology used in the 2019 Chicago Construction Codes, until that system is replaced in 2021.

By following these instructions, you will avoid unnecessary data entry on your part and help city staff to review and process your permit application more efficiently.

Thank you for your patience and cooperation during this transitional period.

#### **These Instructions**

These instructions were written specifically for the following type of building permit application:

Scope of Work: **New Construction** (includes new buildings and first-time buildouts)

Review Program: Direct Developer Services

Separate instructions are available on the Department of Buildings website if the scope of work is building rehabilitation or special construction or if you are using Standard Plan Review or the Self-Certification Permit Program. Please use the appropriate instructions for your application type to avoid mistakes and extra work.

# The Dynamic Portal and PDF Building Permit Application

To start a new building permit application, visit <a href="http://ipiweb.cityofchicago.org/DynamicPortal/">http://ipiweb.cityofchicago.org/DynamicPortal/</a> and log in using your unique account. (If you do not have an account, follow the instructions on that page to create one.)

To start this type of permit application, you must be an Illinois-licensed architect or structural engineer or a city-licensed expediter, and your license must be associated with your user account.

Last revised: 8/2/2020

Once you have logged in to the Dynamic Portal, on the main page click "Apply for a permit."

Several pieces of information that you will be required to provide in the Dynamic Portal portion of the application process will also be required when you fill out the PDF Building Permit Application (Form 400) during a later step of the permit application process. Form 400 reflects the new terminology and requirements of the 2019 Chicago Construction Codes.

#### It may be helpful if you begin filling out Form 400 before you log in to the Dynamic Portal.

Permit forms, including Form 400, are available at:

https://www.chicago.gov/city/en/depts/bldgs/supp\_info/department\_of\_buildingsapplications.html

Note: Many of these duplicate steps will be eliminated when the City's new permitting system comes online in 2021. We appreciate your patience in the interim.

## **Begin the Online Permit Application**

The Dynamic Portal will guide you through several pages to gather basic information about your permit application. As noted above, some of this information must match the information you provide on the PDF Building Permit Application (Form 400) later in the process, so it may be helpful if you begin filling out Form 400 before you log in to the Dynamic Portal.

Note: Many options in the Dynamic Portal are tied to your license type. If you do not see the options described in these instructions, your account may not be configured correctly. Please contact *eplan@cityofchicago.org* for assistance. When requesting assistance with the Dynamic Portal, it is helpful if you include screenshots of the problem you are encountering.

#### Job Type

Select "New Construction with Plans" as the permit application type.

In the "Workbenches" section, select "Architectural Work" only. Do not select any other choices.

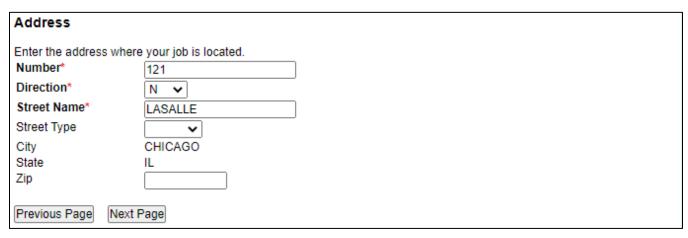
Permit Application Ty	ype*			
New Construction with	h Plans	~		
Please indicate which	of the following items	will be worked on durin	g your project.	
Workbenches				
Heating/Mechanica	I □Porch/Deck	☐Fire Prevention		
Plumbing	Refrigeration	Open Space		
□Electrical	☐Natural Ventilation	n □Tent/Canopy/Stage/	Platform	
Driveway	Accessibility	✓Architectural Work		
Garage	□Environmental			
Other Construction				
Antenna Free Stand	ding < 50 ft □Cell T	ower Equipment Cabine	t □Hoist	
Antenna Free Stand	ding >= 50 ft □Crane	)	☐Parking Lot	
Antenna on Roof -	Over 100 lbs 🗆 Detac	hed Garage	Spray Pool	
Cell Tower Antenna	□Facad	de	☐Trash Enclosure	
Cancel Next Page				

Click "Next Page."

#### **Job Location**

Enter the address where work will be performed. This address must match a street number or house number certificate issued by the Chicago Department of Transportation.

You may provide partial address information.



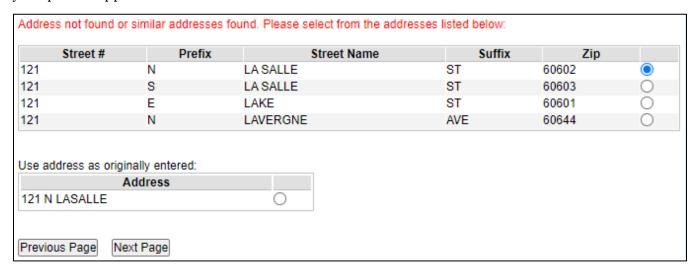
Click "Next Page."

#### **Address List**

The system will attempt to validate the address you provide against the City's address records. If the system identifies multiple possible addresses, please select the correct address from the list.

If the address cannot be validated (for example, because the address is on a newly-created street), you may continue with the process to obtain an application number, but you will need to contact the Department of Buildings before you will be able to pay the building permit deposit fee.

Do **not** pick an incorrect address that is "close enough." It is very difficult to change the address after you start a permit application by paying the deposit fee, and this could delay processing of your permit application.



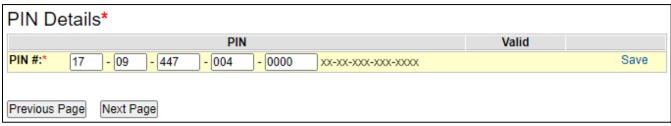
Click "Next Page."

#### **Property PIN Details**

Illinois law requires that building permit applications identify the permanent real estate index number (PIN) so that permit data can be shared with the county assessor. You must enter all PINs impacted by the proposed work.

To enter a PIN, click "Display Add Item Form."

After entering the 14-digit number, click "Save."



Repeat these steps if there are multiple PINs impacted by the proposed work.

Click "Next Page" after you have entered all PINs.

#### **Job Description**

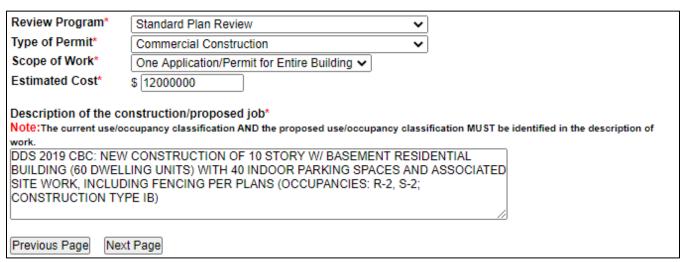
For "Review Program" select "Standard Plan Review." (You will indicate Direct Developer Services in the description of work, per the instructions on the last page of this document.)

For "Type of Permit" select "Commercial Construction," even if your project involves a different type of occupancy.

For "Scope of Work" select the appropriate scope from the list of choices.

For "Estimated Cost" provide the estimated cost of materials and labor for work to be performed under this permit. For revisions to earlier permits or phased permitting, only include the estimated cost of work under the phase or revision being submitted under this application.

For "Description of the construction/proposed job" see the detailed instructions and examples on the last page of this document.



Click "Next Page."

#### **Application Detail: Building Information**

For "Occupancy Code," click "Display Add Item Form" and select "**J-Misc Buildings/Structures**" regardless of the actual occupancy. Click "Save."

For "Existing Occupancy Code," click "Display Add Item Form" and select "**J-Misc Buildings/Structures**" regardless of the actual occupancy. Click "Save."

For "# Floors Worked On," enter "1" regardless of the actual scope of work.

For "# Commercial Units Worked On," enter "1" regardless of the actual scope of work.

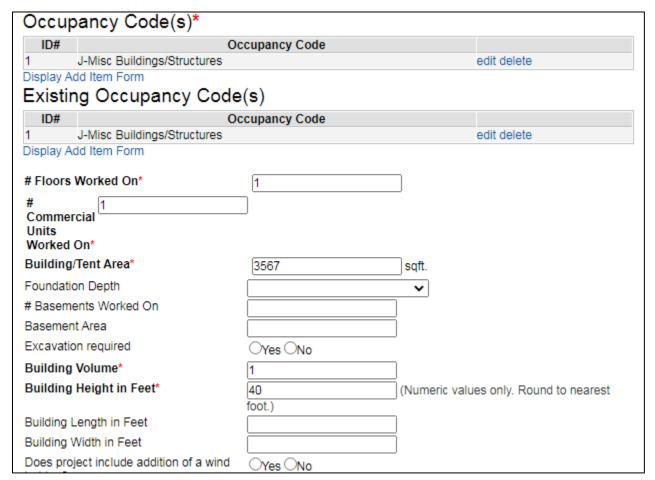
For "Building/Tent Area" enter the area of work, in square feet, calculated in accordance with Section 14A-4-412.2.2.1 of the Chicago Construction Codes Administrative Provisions:

The permit fee is based on: "The *gross floor area* of all construction, demolition or rehabilitation work to be permitted [under this application], including the floor area of [work in] *basements* that are excluded from *building area*, in square feet."

For "Building Volume" enter "1" regardless of the actual volume.

For "Building Height in Feet" enter the building height measured in accordance with Section 14B-2-203 of the 2019 Chicago Building Code, rounded to the nearest whole foot. (Note: this will usually be different than the building height measured for zoning purposes.)

Leave all other fields in the "Building Information" section blank.



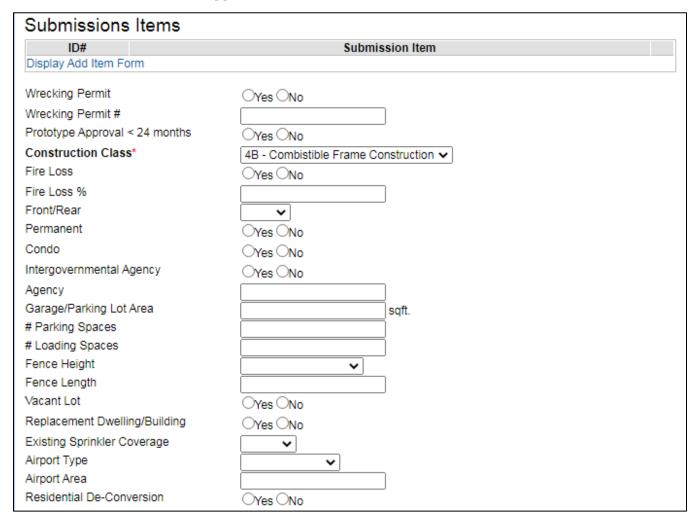
#### **Application Detail: Application Standard Submission Detail**

If there is or was recently a building on the location where the new building will be built, answer "Yes" and provide the 9-digit wrecking (demolition) permit number.

If the proposed building does not require demolition of an existing building, answer "No" and leave the "Wrecking Permit #" blank.

For "Construction Class" select "**4B – Combistible Frame Construction**" regardless of the actual construction type.

Leave all other fields in the "Application Standard Submission Detail" section blank.



#### **Application Detail: Zoning Information**

Complete the "Zoning Information" section per the instructions and consistent with the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago).

	fees may apply based on the scope of work) must be paid prior to your receiving an ir in-person appointment. An in-person review does not guarantee an expedited approval.
Zoning Details	
NEW CONSTRUCTION BUILDING ON VACANT LO	T WITH INDOOR PARKING
What is the current zoning use of the building?*	VACANT LOT
What is the proposed zoning use of the building?*	MULTI-UNIT RESIDENTIAL WITH INDOOR ACCESSORY PARKING
Is the proposed zoning use being expanded by area?*	YES
<b>Note</b> : Your application will not be reviewed by Department of E provided on the cover sheet of plans. See example here.	Buildings or Department of Planning and Development (Zoning) unless a code matrix is

A new sample matrix for summarizing compliance with requirements of the 2019 Chicago Construction Codes and Chicago Zoning Ordinance is available on the Department of Buildings web site with the permit application forms. A matrix, or equivalent summary, must be incorporated into the permit application drawings submitted for review.

#### **Application Detail: Certificate of Occupancy Questions**

Answer "Yes" to the first question if this application is for a full building permit or initial buildout for any of the following occupancies:

- Group A, E, H, I, R-1, R-2, R-3, or R-4 occupancy, any area
- Group B, F, M, S or U occupancy, with a building area greater than 4,000 square feet

Answer "No" to the second and third questions as they are inapplicable to new construction work.

Is this the new construction of multiple dwelling of four or more units, a non-residential building over 4,000 square feet; an Institutional occupancy; OR an Assembly occupancy?	
Is this work being done in an existing building resulting in a change of occupancy as Yes No defined by Municipal Code 13-56; a non-residential alteration exceeding \$400,000 in estimated or actual cost; OR any work being done in an existing Institutional or Assembly occupancy?*	
Is this the rehabilitation or enlargement of a multiple dwelling of four or more units that Yes No requires more than one subcontractor?*	

Note: After completing the required fields on this page, you may save your application and return to it later. If you wish to do this, click "Save Application."

To continue with the application, click "Next Page."

#### **Contractors and Contacts**

On this page, you will be required to provide information about the permit applicant, property owner, design professional of record, and expediter (if applicable).

At this stage, you can also provide information about the general contractor and other contractors who will perform the work, but this information is not required for you to start the application. If you do not provide this now, you will be required to log in to the Dynamic Portal and add this information to the permit application before the permit application can be issued.

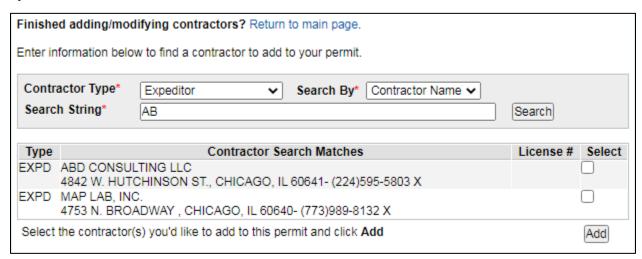
The system will use your credentials to identify your association with the permit application, either as an "Architect" or "Expediter." This will be displayed on the initial page.



#### **Contractors and Contacts: Add Contractor**

Click "Add Contractor" in the first section to add the design professional of record and any permit expediter involved in the project. (As noted above, you may, but are not required to, add other contractors at this stage of the application process.)

On the page which appears, you will be able to search for licensed individuals and entities either by name or license number.



Mark the checkbox in the column labeled "Select" and then click "Add."

Continue this process until you have added all contractors, then click "Return to main page."

#### **Contractors and Contacts: Add Owners/Contacts**

Click "Add Individual Owner/Contact" in the second section to add the permit applicant and other property owners, as well as an emergency contact.

If the permit applicant (the person or entity whose name should print on the permit certificate) is the sole owner of the property, you do not need to enter any other information.

If the permit applicant is a tenant, you must also provide information about the property owner.

If the permit applicant is one of multiple owners of the property, enter the permit applicant first, then add each additional person or entity that owns more than 25% of the property.

If the permit applicant is a corporation, company, or similar entity, enter the first part of the name in the "First Name" field and the second part of the name in the "Last Name" field. (See example.)

If the permit applicant is corporation, company or similar entity, the Municipal Code requires that you identify any other individual or entity which owns more than 25% of that entity so that the City can determine if any of these individuals or entities owe money to the city.

Failure to provide complete ownership information can delay issuance of your permit.

You are strongly encouraged to enter information for an "Emergency Contact" who will be available to respond if there is an emergency at the work site during construction.

	/modifying contacts? Return to main page.
Contact Type*	Owner - Occupied by Owner
	✓Owner - Not Occupied by Owner
	Owner - Occupied by Owner Acting as Architect
	Owner - Occupied by Owner Acting as General Contractor
	Owner - Occupied by Owner Acting as Architect and General Contractor
	□Tenant □
	Emergency Contact
Company Name	
Title	- 🗸
First Name*	CITY OF CHICAGO,
Last Name *	INC
	Use the address you entered for this application
Address*	121 N LA SALLE ST
City*	Chicago
State*	IL V
Zip *	60602
Daytime Phone '	(312)999-9999 (xxx)xxx-xxxx
Fax	
Mobile Phone	
Pager	
Email*	EMAIL@CHICAGO.GOV
Return to main pa	age Next

When you have finished entering information for each required contact, click "Next."

If the contact information that you enter appears to match a record that already exists in the system, the system will ask you to confirm if the contact is the same.

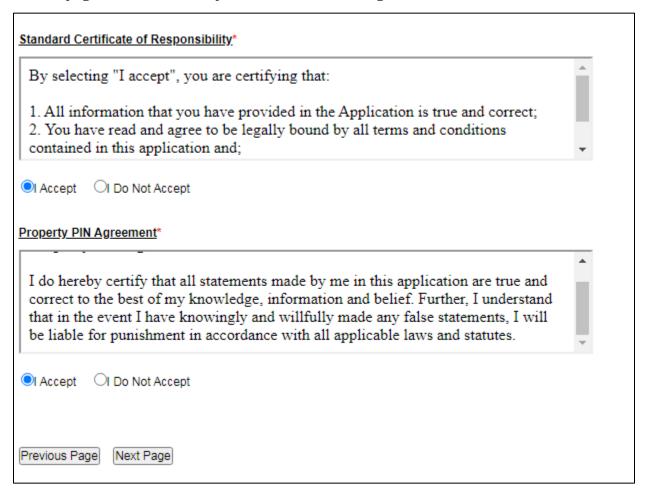
When you have finished entering all contacts, click "Return to main page."

#### **Contractors and Contacts: Add Company Owner/Contract**

Only use the third section if the property is owned by an individual or entity who is licensed by the City's Department of Business Affairs and Consumer Protection (BACP) as a "residential real estate developer." For more information on this license type, contact BACP at 312-744-6249.

#### Certification

On this page, review and accept the statements and agreements:



Click "Next Page."

#### **Application Summary**

Review the summary of information to verify that it is correct and complete.

You may click either "Previous Page" or "return to the beginning of the application process" if you need to change any of the data you entered.

The following information must match the information you provide on the PDF Building Permit Application (Form 400) which will be uploaded to ProjectDox:

- "Job Location" must match "Address" (Form 400, Page 1).
- "Estimated Cost" must match "Estimated cost of work" (Form 400, Page 1).
- "Description" must match "Description of work" (Form 400, Page 1).
- "Scope of Work" must be consistent with "Type of Work" (Form 400, Page 1).
- "Building/Tent Area" must match "Area of work" (Form 400, page 1).
- "Building Height in Feet" must match "Proposed Building Height" (Form 400, Page 3-NC).
- "Zoning Information" should be consistent with information provided on Form 400, Page 2.
- "PIN Details" must match "PIN(s)" (Form 400, Page 1).

- Under "Contractors" the "Design Professional of Record" (Form 400, Page 6-DP) and "Expediter" (Page 6-EX), if applicable, must be listed. Other contractors may be added to the Dynamic Portal later. When added, this information must match Form 400, Page 5.
- Under "Contacts" the "Permit Applicant" (Page 5) and "Emergency Contact" (Page 5) must be listed.

If you have not already started filling out a copy of the PDF Building Permit Application (Form 400), you should copy the information above to Form 400 before completing this step.

Click "Finish" if the information on the summary page is correct and complete.

**Warning:** You will not be able to make changes to the application data (other than listed contractors) after you click "Finish."

## **Pay Initial Fees to Start Your Application**

On the "Status" page, you will see that a zoning fee and building permit deposit fee have been added to your application. You must pay these fees to "start" the application.

Click the "Add to Cart" button to add all unpaid fees to your cart.

#### **Status**

Please pay your ZONING FEE by clicking the "Add to Cart" button and then following the checkout process. If you do not pay your zoning fee your application will progress no further. You will not receive an invitation to upload your plans and your zoning review WILL NOT be completed.

Fee Description (Amount Due)	Status
ZONING FEE - NEW CONSTRUCTION (\$75.00)	Unpaid
BLDG PERMIT DEPOSIT FEE (\$300.00)	Unpaid
Condition Description	Status
There is a Landmark hold on subject property address. Contact the Departm Planning and Development - Bureau of Landmarks for assistance.	nent of No affect on stage
Administrative hold on address. Contact the Department of Buildings for assistance.	No affect on stage
There is a Historic 'Red' hold is on this address. Contact the Department of Planning and Development - Bureau of Landmarks for assistance.	No affect on stage
There is a Stop Order on this address. Contact the Department of Buildings assistance.	for No affect on stage
There is a Dept of Environment Flood Plain hold on subject property address Contact the Department of Buildings for assistance.	s. No affect on stage
Review Description	Status
PRELIMINARY INTAKE REVIEW REQUIRED	Approved
A Zoning Review is required.	Incomplete

Click "View Cart/Checkout" in the panel on the left side of the page to pay the fees.

#### **Cart / Checkout**

Click "Check Out" to be taken to the City of Chicago's eCheckout system where you will be asked to pay for all items in your cart.

If there are fees in your cart that you do not want to pay for yet, click "Remove" before clicking "Check Out." You will be able to return fees to your cart from the Status page.



After successfully completing payment using the eCheckout system, you will be returned to the Status Page, where you will be able to confirm that the fees have been paid.

#### **Status Page**

As your permit application is being reviewed, you may return to this page to add or change contractors who will be working under the permit once it issues. You must provide complete contractor information before the permit can be issued by the project manager.

Do **not** use the "Print Application" button.

You will need to visit the Department of Buildings' Permit Applications web page to download the new style of PDF Building Permit Application (Form 400). This form is available at: <a href="https://www.chicago.gov/city/en/depts/bldgs/supp\_info/department\_of\_buildingsapplications.html">https://www.chicago.gov/city/en/depts/bldgs/supp\_info/department\_of\_buildingsapplications.html</a>

Please pay your ZONING FEE by clicking the "Add to Cart" button and then following the checkout process. If you do not pay your zoning fee your application will progress no further. You will not receive an invitation to upload your plans and your zoning review WILL NOT be completed.

Fee Description (Amount Due)	Status
ZONING FEE - NEW CONSTRUCTION (\$0.00)	Paid
BLDG PERMIT DEPOSIT FEE (\$0.00)	Paid
Condition Description	Status
There is a Landmark hold on subject property address. Contact the Department of Planning and Development - Bureau of Landmarks for assistance.	No affect on stage
Administrative hold on address. Contact the Department of Buildings for assistance.	No affect on stage
There is a Historic 'Red' hold is on this address. Contact the Department of Planning and Development - Bureau of Landmarks for assistance.	No affect on stage
There is a Stop Order on this address. Contact the Department of Buildings for assistance.	No affect on stage
There is a Dept of Environment Flood Plain hold on subject property address.  Contact the Department of Buildings for assistance.	No affect on stage
Review Description	Status
PRELIMINARY INTAKE REVIEW REQUIRED	Approved
A Zoning Review is required.	Incomplete

## Continue Your Application with Your Consultant Reviewer and ProjectDox

Use of the Direct Developer Services program requires an intake meeting with the Department of Buildings. You may begin an application and pay the deposit fee before your intake meeting, but do not upload any documents or begin working with a consultant review firm until after your intake meeting. To request an intake meeting, email *Kevin.Ayakhan@cityofchicago.org*.

#### **Invitation to Upload**

Within one hour of your permit fee payment being processed, you will receive an email inviting you to continue the permit application process using the ProjectDox system. You may also log directly in to the City of Chicago's ProjectDox system at <a href="http://planreview.cityofchicago.org/">http://planreview.cityofchicago.org/</a>

Do **not** upload any documents before you have your intake meeting with the Department and have notified *Sophie.Martinez@cityofchiago.org* of your application number. She will confirm that you are approved to use the Direct Developer Services Program and give your consultant reviewer access to your permit application in ProjectDox.

#### **Upload Drawings and Documents**

To continue the application process, you must upload your permit application documents, including a completed version of the PDF Building Permit Application (Form 400), using the ProjectDox system.

Under the Direct Developer Services program, you are responsible for uploading documents, **but only your consultant reviewer may upload drawings**. Do not upload any files to the "Drawings" folder in ProjectDox.

# When Your Permit Is Ready

When your permit application has been approved and your permit is ready to issue, you will receive an email notification. You will be able to pay the balance of your permit fee either through the Hansen Dynamic Portal or at a Department of Finance in-person cashiering location. (If you are paying at an in-person location, make sure you know the 9-digit application number.) After you have paid the fee, you will be able to print a permit certificate from the Dynamic Portal (or receive one from the cashier, if you pay in person). You will also be able to download approved copies of your construction drawings from the ProjectDox system.

# **Before Work Begins**

A copy of the permit certificate must be posted at the construction site and in a location visible from a public street or sidewalk before any work begins. A copy (either paper or electronic) of the approved construction drawings, downloaded from ProjectDox, must be on site at any time when work is occurring. A copy of the permit certificate must remain posted and visible at the work site until work in complete.

#### **More Information**

For more information about further steps in the process, including permit-related inspections and obtaining a certificate of occupancy, please visit our website: <a href="http://www.chicago.gov/buildings">http://www.chicago.gov/buildings</a>

If you need technical assistance with the Dynamic Portal or ProjectDox, please contact *eplan@cityofchicago.org*.

If you have comments about these instructions or the transition to the 2019 Chicago Construction Codes, please contact DOBCommissioner@cityofchicago.org.

# Description of Work: Requirements and Examples

Making sure your description of work includes key information, is accurate, and is concise is very important to ensuring the plan examination and inspection process will run smoothly.

For this type of work the description must:

- Begin with "DDS 2019 CBC:"
- Describe the type of work, for example: "FULL BUILDING PERMIT FOR," "INITIAL TENANT BUILDOUT OF," "FOUNDATION FOR," or "REVISION TO PERMIT 100234567"
- Summarize key features of the project in everyday language (for example "8 STORY 70 DWELLING UNIT APARTMENT BUILDING WITH 20 INDOOR PARKING SPACES AND ROOFTOP AMENITY DECK AND SWIMMING POOL") this should include:
  - o Building height in stories above grade plane
  - o The specific business type of a non-residential occupancy, such as "veterinary office," "distillery with tasting room," or "mattress factory"
  - o Number of dwelling units or sleeping units, if applicable
  - Number of dwelling units subject to special requirements under the zoning ordinance, such as efficiency units or coach houses
  - o Number of parking or loading spaces, and whether they are indoors or outside
  - Any special building features, such as occupiable rooftops, swimming pools, or regulated industrial equipment
  - Any accessory structures covered by the permit, such as fences, flagpoles or private garages
- End with a listing of all main occupancy classification(s) under the 2019 Chicago Construction Codes (for example, "OCCUPANCY GROUPS R-2, S-2") and the construction type under the 2019 Chicago Construction Codes (for example: "TYPE IIA CONSTRUCTION").

# **Examples**

DDS 2019 CBC: FULL BUILDING PERMIT FOR 8 STORY + BASEMENT, 70 DWELLING UNIT APARTMENT BUILDING (INCL. 0 EFFICIENCY UNITS) WITH 20 INDOOR PARKING SPACES AND ROOFTOP SWIMMING POOL (OCC. R-2, S-2; TYPE IIA CONST.)

DDS 2019 CBC: FULL BUILDING PERMIT FOR 2 STORY INDOOR HOCKEY PRACTICE FACILITY WITH OFFICES AND CLINIC SPACE AND 100 OUTDOOR PARKING SPACES (OCCUPANCY GROUPS A-3, B; TYPE IB CONSTRUCTION)

DDS 2019 CBC: INITIAL TENANT BUILDOUT OF 70,000 SQFT UNFINSISHED TENANT SPACE FOR ADVERTISING AGENCY OFFICES ON 3 ADJACENT STORIES (8, 9, 10), INCLUDING CONNECTING STAIR, BASE BUILDING PERMIT 100555555 (OCCUPANCY GROUP B; TYPE IA CONSTRUCTION)

DDS 2019 CBC: CAISSON-ONLY PERMIT FOR 9 STORY MIXED-OCCUPANCY BUILDING (OCCUPANCY GROUPS TBD; TYPE IB CONSTRUCTION)

SPR 2019 CBC: REVISION TO PERMIT 100123456 TO RECONFIGURE CONFERENCE CENTER ON 17TH FLOOR AND ADD ROOFTOP AMENITY SPACE (OCCUPANCY GROUP B; TYPE IA CONSTRUCTION)